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*Plan and Zoning Commission
Staff Report*

Meeting Date: May 18, 2010

Agenda Item: Deer Creek Estates Plat 3 Preliminary Plat

Report Date: May 14, 2010

Prepared by: Eric Carstens, AICP *ECS*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Deer Creek Estates Plat 3 Preliminary Plat.

Project Summary:

Deer Creek Estates Plat 3 Preliminary Plat is a proposed 5.53-acre development located north of Deer Creek Estates Plat 1 and east of NE Frisk Drive and a future Deer Creek Estates Plat. The development contains 17 single-family lots. Four lots (1, 2, 16 & 17) are zoned R-1. Lots 3-15 are zoned R-2, restricted to single-family. The west edge of the development does not currently line up with the zoning boundary. The developer may rezone this portion of the development to increase the depth of the future R-1 lots to the west. The developer may still increase the depth of the western lots in this plat to match the zoning line. This change would occur at the time of final platting. The proposed development is consistent with a sketch plan shown to the City and Commission at the time of rezoning.

Project Report:

Deer Creek Estates Plat 3 proposes an extension of N.E. Williamsburg Avenue from Deer Creek Estates Plat 1. Single-family lots are proposed on either side of this street. N.E. Williamsburg Avenue will be continued to the north in a future phase of the Deer Creek development.

Eight-inch water main will be extended along the east side of NE Williamsburg Avenue. This main will be extended from existing main in Deer Creek Estates Plat 1 and will be continued in a future phase of the Deer Creek development. Eight-inch sanitary sewer will be extended from Deer Creek Estates Plat 1 along the west side of N.E. Williamsburg Avenue.

The storm water in the southern half of this plat flows south through Deer Creek Estates Plat 1 towards Deer Creek. The storm water in the northern half of this plat flows north into a temporary sediment and detention basin. A larger, permanent basin will be constructed to the north in a future phase of the Deer Creek Estates development.

Park site will be dedicated in the northern portion of the development as part of a future plat. The City will require a development agreement for future park site dedication, as was similarly done with Deer Creek Estates Plat 1.